

Ordinance No. 119298

Council Bill No. 112352

AN ORDINANCE amending the Seattle
Comprehensive Plan to incorporate portions of
the MLK@Holly Street Neighborhood Plan

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Conlin
Councilmember

Committee Action:

12/1/98 passed as amended 2-0

12-14-98 Full Council Action: Pass

CF No. _____

Date Introduced: <u>9-21-98</u>	
Date 1st Referred: <u>9-21-98</u>	To: (committee) <u>Neighborhoods</u>
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>12-14-98</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>12-15-98</u>	Date Approved: <u>DEC 21 1998</u>
Date Returned to City Clerk: <u>DEC 21 1998</u>	Date Published: <u>12-22-98</u> T.O. <u>✓</u> F.Y. <u>✓</u>
Date Vetoed by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

This file is complete and ready for presentation to Full Council. Committee: _____

Law Department

Law Dept. Review

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Review

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The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Conlin

Councilmember

Committee Action:

12/1/98 passed as amended 2-0 NL, NC

12-14-98 Full Council Action: Passed As Amended
9-0

This file is complete and ready for presentation to Full Council. Committee: _____

(Initial/date)

Law Department

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NOTICE
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ORDINANCE 119298

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the MLK@Holly Street Neighborhood Plan.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, the organizing committee of stakeholders from the Martin Luther King Jr. Way @ Holly Street Residential Urban Village was formed in 1995, for the purpose of preparing a plan for the Martin Luther King Jr. Way @ Holly Street Residential Urban Village as designated in the Seattle Comprehensive Plan; and

WHEREAS, this organizing committee conducted extensive outreach to stakeholders and adjacent communities in order to establish planning priorities; and

WHEREAS, stakeholders in this community formed a planning committee which worked with City staff and consultants to develop the MLK @ Holly Street Residential Urban Village plan with specific recommendations; and

WHEREAS, a community-wide validation process was conducted to familiarize stakeholders and neighboring areas with the proposed plan and ascertain support for it; and

WHEREAS, the MLK@Holly Street Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the City's environmental review requirement under SEPA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental Impact Statement on August 6, 1998; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public; and

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1 NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS
2 FOLLOWS:

3 **Section 1.** The Seattle Comprehensive Plan, as adopted by Ordinance 117221
4 and subsequently amended, is hereby amended as follows:

- 5 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
6 Plan is hereby amended to add MLK@Holly Street, as shown in Attachment 1.
- 7 B. The MLK@Holly Street Plan goals and policies, as shown in Attachment 2 to
8 this Ordinance, are hereby incorporated into the Neighborhood Plans volume of
9 the Comprehensive Plan.
- 10 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
11 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
12 Martin Luther King Jr, Way @ Holly Street Residential Urban Village.
- 13 D. The Neighborhood Plans volume, MLK@Holly Street section, is hereby amended to
14 include the capital facilities and utilities inventory and analyses and transportation
15 analyses shown in Attachment 4 to this Ordinance.
- 16 E. The following maps are hereby amended to reflect the final designation and
17 boundaries of the Martin Luther King Jr, Way @ Holly Street Residential Urban
18 Village, as shown in Attachment 5 to this Ordinance:
- 19 • Future Land Use Map
 - 20 • Land Use Figure 1
 - 21 • Land Use Figure A-1
- 22 A new land use figure, containing a large scale urban village boundary map, as
23 shown in Attachment 5 to this ordinance is hereby added.
- 24 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
25 Martin Luther King Jr, Way @ Holly Street Residential Urban Village, as shown in
26 Attachment 6 to this Ordinance.

27 **Section 2.** The amendments contained in Section 1 of this ordinance constitute
28 an adopted neighborhood plan.

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Passed by the City Council the 14th day of December, 1998, and
signed by me in open session in authentication of its passage this 12th day of
December, 1998.

16 Approved by me this 24th day of December, 1998.

17 Paul Schell
Paul Schell, Mayor

(SEAL)

3

1 **LIST OF ATTACHMENTS**

2		
3	ATTACHMENT 1	TABLE OF CONTENTS THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
4	ATTACHMENT 2	MLK@ HOLLY STREET GOALS AND POLICIES
5	ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
6	ATTACHMENT 4	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
7	ATTACHMENT 5	COMPREHENSIVE PLAN MAP AMENDMENTS
8	ATTACHMENT 6	AMENDMENTS TO COMPREHENSIVE PLAN LAND USE APPENDIX B
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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

MLK@Holly Street

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ATTACHMENT 2

MLK@HOLLY STREET GOALS AND POLICIES

Land Use and Housing

Goal 1: A neighborhood that has a broad range of land uses to respond to the diverse needs of the community and to encourage neighborhood sustainability, including residential, commercial, retail, service, cultural, and open space uses.

Goal 2: A balance of both single family and multi-family housing that is both for rent and owner-occupied.

Policy 1: Encourage well designed residential infill development to increase the housing supply.

Policy 2: Encourage well designed multifamily development to contribute to the development of a mixed use town center development.

Policy 3: Increase opportunities for homeownership by working with Holly Park Redevelopment, HomeSight, lenders, and developers.

Policy 4: Encourage the preservation of affordable housing resources through rehabilitation of existing single family residences.

Policy 5: Encourage lenders to design mortgage programs, products, and educational materials that meet the needs of a diverse neighborhood.

Policy 6: Encourage the development of senior housing and supportive services to allow elders to continue to live in the neighborhood.

Policy 7: In partnership with local, state, and federal agencies, ensure the preservation of a supply of subsidized housing units in the neighborhood.

Policy 8: Encourage service providers and managers to improve security and physical condition of existing transitional housing to better integrate this housing into the surrounding neighborhood.

Goal 3: The Sound Transit light rail station forms the heart of a transit-oriented, mixed-use town center.

Policy 9: Encourage a range of affordable and market rate residential uses in the upper stories of the mixed use development within short walking distance of a light rail station.

Policy 10: Design the light rail station as a gateway with appropriate transitions to the MLK @ Holly Street Residential Urban Village.

Goal 4: The MLK Residential Urban Village has a balanced system of parks, recreational facilities, and open spaces that responds to the recreational, cultural, environmental, and aesthetic needs of all segments of the neighborhood.

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- Policy 11: Coordinate with other public and private agencies, organizations, and individuals to plan, develop, operate, maintain and enhance park and recreational facilities.
- Policy 12: Ensure the highest levels of public safety in parks through partnerships with local organizations and law enforcement, defensible design, lighting, and landscaping.
- Policy 13: Encourage the development of pocket parks throughout the neighborhood in unopened rights-of-way and other surplus public property.
- Policy 14: Use the P-patch program as a means of increasing open space and neighborhood amenities.

ECONOMIC DEVELOPMENT

- Goal 5: The retail and commercial core of the MLK @ Holly Street Residential Urban Village is an attractive and vibrant area for neighborhood residents and visitors.
- Policy 15: Encourage development and redevelopment that provides a greater range of products and services to serve the neighborhood.
- Policy 16: Promote retail, restaurant and entertainment uses that are pedestrian oriented and provide a high level of street activity.
- Policy 17: Strive to develop pedestrian amenities to link commercial areas, transportation facilities, residential areas and parks.
- Goal 6: The MLK @ Holly Street Residential Urban Village has vibrant commercial areas with a diverse economic base, family wage jobs, and a variety of employment opportunities for area residents.
- Policy 18: Facilitate the establishment and development of small businesses as important contributors to the local economy through financial and technical assistance.
- Goal 7: A continuum of educational, training, skills enhancement, and placement opportunities, readily available to neighborhood residents and workers, is responsive to the changing needs of the work place locally and regionally.

TRANSPORTATION

- Goal 8: The neighborhood has a safe and efficient multi-modal transportation system which supports land use goals and adequately serves the future growth and development of the MLK @ Holly Street Residential Urban Village.
- Goal 9: Improve circulation within the existing capacity of the arterial street system to provide cost effective mobility and minimal neighborhood disruption.
- Goal 10: There are safe and convenient pedestrian and bicycle transportation alternatives to and from residential areas, parks, schools, civic buildings, and commercial and employment areas.

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Policy 19: Mitigate the impact of arterial traffic on pedestrian activity and ensure the safety of pedestrians by providing pedestrian amenities along arterials.

Policy 20: Work with community to identify measures for residential streets, such as traffic circles, on-street parking, and street trees to mitigate impacts from nearby arterials.

PUBLIC SAFETY

Goal 11: A neighborhood that is and feels safe.

Policy 21: Work in partnership with the community and other agencies to identify public safety "hot spots" and appropriate courses of remedial action such as Block Watch programs, security lighting, and the Holly Park Merchants Assoc. Business Watch.

COMMUNITY BUILDING

Goal 12: Develop a clear identity of the MLK @ Holly Street Residential Urban Village that reflects the diverse cultural and ethnic mix of residents and businesses.

Policy 22: Encourage property and business owners to enhance and maintain the cleanliness and appearance of residential and commercial areas.

Goal 13: A tightly knit community where people know how to and want to get involved in community activities.

Policy 23: Improve the availability of and access to community facilities for local organizations in the MLK @ Holly Street Residential Urban Village.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend land use policy L44 as follows:

L44:

Designate the following residential urban villages as shown on Land Use Figure 1, above:

...

MLK@Holly Street

2. Amend land use Goal G36 as follows:

G36

Achieve the following 20-year growth targets in residential urban villages:

Residential Growth

MLK Jr Way S@Holly Street 800

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ATTACHMENT 4

**CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND
TRANSPORTATION ANALYSES**

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Table 1
Inventory for Facilities and Utilities Serving
MLK @ Holly Street Residential Urban Village

Facility Type	Name	Location	Capacity	Information Source ¹ /Comments
Fire Station ²	SFD 28	5968 Rainier Ave.	Engine Co., Ladder Co., Medic/Aid	Seattle Fire Department
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Dearborn Park Elementary Brighton Elementary Van Asselt Elementary Wing Luke Elementary Dunlap Elementary All 10 Middle Schools All 10 High Schools	2820 S. Orcas St. 4425 S. Holly St. 7201 Beacon Ave. S. 3701 S. Kenyon St. 8621 46th Avenue S.	325 students 325 students 475 students 350 students 350 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Holly Park Branch	6805 32nd Ave. S.	1,924 sq. ft. 1990 pop served 1,145, or .6 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	37th Avenue South Park	37th Ave. S & S Holly St.	6 ac: Lawn, play area, basketball, restroom.	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Van Asselt Playground	S. Myrtle St. & Beacon Ave. S	8.8 ac: 2 Tennis courts, wading pool, play area, 2 softball fields or 1 football/soccer field	
	Othello Playground	45th Ave. S & S Othello St.	6.4 ac: Play area, meadow, picnic area, shelterhouse, landscaping	
	Brighton Playfield	39th Ave. S & S Juneau St.	13.7 ac: 1 baseball field, 1 softball fields, or 1 football/soccer field, 2 tennis courts, shelterhouse, play area	
Other ⁷	Van Asselt Community Center	2820 S. Myrtle St.	>5,500 sq. ft. Social room; gym, craft room	P-Patch Program, Seattle Department
	Holly Park P-Patch	40th Ave. S & S. Webster Ct.	14 plots	

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Electrical power	South substation	3839 4th Ave. S	288 Megawatts	of Housing and Human Services Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	About half of this village is located in the 450 pressure zone and half in the 316 pressure zone. Water supply for this village comes from the Cedar River Supply. In the 316 zone storage is provided by the Beacon Reservoir (Beacon Ave. S & S Spokane St.). In the 450 zone, supply is direct from the Cedar River pipelines. See Utilities Figure A-4 Map for system locations (Capital Facilities Appendix).	Beacon Reservoir: 61.5 million gallons The pipe network was constructed in the early 1960s through the mid-1970s. Substantial portions of this area are served by a private system operated by the Seattle Housing Authority.	Seattle Water Department, October-November, 1996 In the 450 pressure zone, elevations range from 147-270 feet above sea level; static water pressure ranges from 78-132 pounds per square inch. In the 316 pressure zone, elevations range from 106-175 feet above sea level; static water pressure ranges from 61-91 pounds per square inch. ⁵ The minimum pressure is considered very good.	
Drainage & Wastewater	This village is served by a Partially Separated system. See Utilities Figure A-5 Map for system locations (Capital Facilities Appendix).	With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance the system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.	

⁵ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
MLK @ Holly Street Residential Urban Village

Expected 6-yr. HH Growth: 219
Expected 20-yr HH Growth: 800
Land Area: 380 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	Fire Station #28, the closest to this urban village, has an average response time of 4.55 minutes for emergency medical calls and 5.08 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within a few blocks of the village's preliminary boundary. Response times to calls within the village should be well below the station average and are expected to remain so for the next six years.
Police	None	Additional precinct space may be required.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for: a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> • Dunlap: Partial demolition, historic renovation, new addition Phase Two of the program calls for: <ul style="list-style-type: none"> • Brighton: Demolition, all new construction • Dearborn Park: Lunchroom/auditorium addition • Van Asselt: Historic renovation, modernization, new addition • Wing Luke: Lunchroom/auditorium addition Voters have not yet approved funds for this phase.
Electricity	None	A third transformer in the Creston-Nelson Substation, and a future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.5 annual average megawatts and 0.8 megawatts in a peak hour in 6 years. This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.

⁶ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Water	None	None expected at this time.	Current peak day demand estimate: 0.74 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 0.87 mgd or 17% increase. Peak day demand estimate in 20 years: 1.15 mgd or 56% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.
Drainage and Wastewater	No new facilities are expected to be needed because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁷ for
MLK @ Holly Street Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Martin Luther King Jr. Way	S Cloverdale St. - S Othello St.	Principal	Northbound	0.5	0.6
			Southbound	0.6	0.8
Martin Luther King Jr. Way	S Othello St. - S Graham St.	Principal	Northbound	0.5	0.6
			Southbound	0.7	0.8
Martin Luther King Jr. Way	S Graham St. - S Orcas St.	Principal	Northbound	0.6	0.7
			Southbound	0.7	0.9
S Myrtle St. / S Othello St.	Beacon Ave. S - M L King Jr. Way	Principal	Eastbound	0.4	0.5
			Westbound	0.3	0.3
S Othello St.	M L King Jr. Way - Rainier Ave. S	Minor	Eastbound	0.3	0.3
			Westbound	0.3	0.3
S Graham St.	Beacon Ave. S - M L King Jr. Way	Minor	Eastbound	0.3	0.3
			Westbound	0.2	0.2
S Graham St.	M L King Jr. Way - Rainier Ave. S	Minor	Eastbound	0.2	0.2
			Westbound	0.2	0.2
S Orcas St.	Beacon St. - M L King Jr. Way	Collector	Eastbound	0.2	0.2
			Westbound	0.1	0.2
S Orcas St.	M L King Jr. Way - Rainier Ave. S	Minor	Eastbound	0.2	0.2
			Westbound	0.2	0.2
Renton Ave. S	M L King Jr. Way - S Cloverdale St.	Minor	Northbound	0.6	0.6
			Southbound	0.8	1.0

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the MLK @ Holly St. residential urban village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The capacity of a street is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial segments with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: *All arterial streets have V/C ratios below 0.8.*

Martin Luther King Jr. Way is a principal arterial running north to south through the urban village. South Myrtle St. and S. Othello St. together are a continuous principal arterial connecting the urban village to Swift Avenue S. and I-5 to the west. Martin Luther King Jr. Way and S. Graham St. are Transit Priority Network streets.

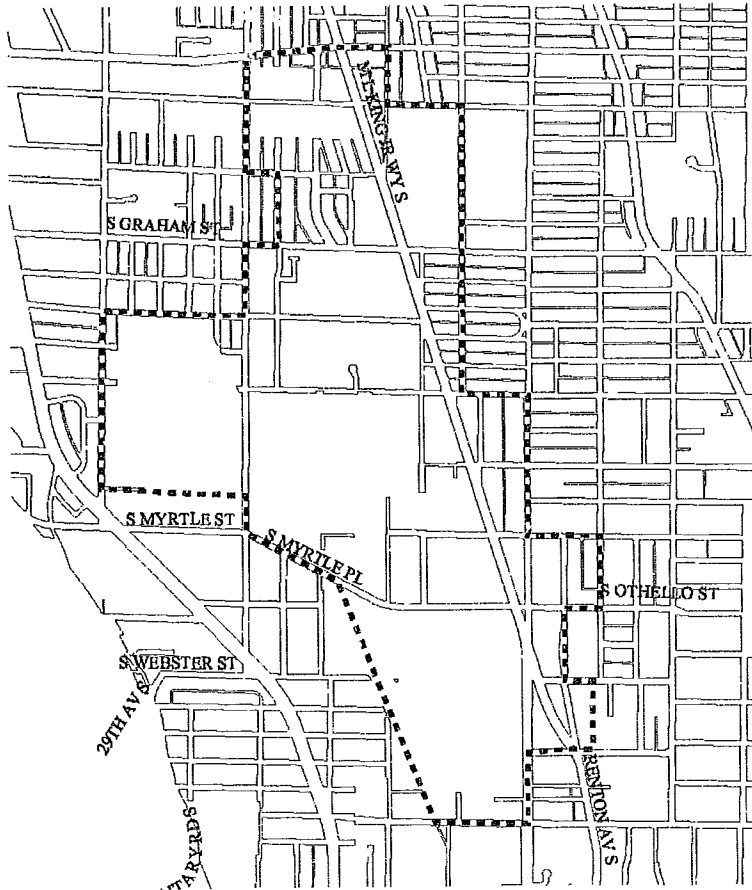
Future conditions: *The V/C ratio on Martin Luther King Jr. Way southbound between S. Orcas St. and S. Graham St. is projected to increase to 0.9. The V/C ratio on Renton Ave. S. between Martin Luther King Jr. Way and S. Cloverdale St. is projected to increase to 1.0.*

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*

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ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

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LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	241
Denny Regrade Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Westlake Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	467
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
South Capitol Hill Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Dist. Urban Center Total	770	11611	15.0	NA ¹	17.8	31427	41	NA ¹	52
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus Village	359	6313	17.6	0 ³	17.6	21222	59	4800	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Sea. Center Urb. Center Total	287	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban Villages ⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700 ⁵	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 ⁶	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
21st Ave E @ E Madison St	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- 2 Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- 3 No additional student housing growth according to UW General Physical Development Plan.
- 4 The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the unadopted village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
- 5 Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- 6 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

ORDINANCE _____

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the MLK@Holly Street Neighborhood Plan.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, the organizing committee of stakeholders from the Martin Luther King Jr, Way @ Holly Street Residential Urban Village was formed in 1995, for the purpose of preparing a plan for the Martin Luther King Jr, Way @ Holly Street Residential Urban Village as designated in the Seattle Comprehensive Plan; and

WHEREAS, this organizing committee conducted extensive outreach to stakeholders and adjacent communities in order to establish planning priorities; and

WHEREAS, stakeholders in this community formed a planning committee which worked with City staff and consultants to develop the MLK @ Holly Street Residential Urban Village plan with specific recommendations; and

WHEREAS, a community-wide validation process was conducted to familiarize stakeholders and neighboring areas with the proposed plan and ascertain support for it; and

WHEREAS, the MLK@Holly Street Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the City's environmental review requirement under SEPA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental Impact Statement on August 6, 1998; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public;

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1 NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS
2 FOLLOWS:

3 Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221
4 and last amended by Ordinance _____, is hereby amended as follows:

- 5 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
6 Plan is hereby amended to add MLK@Holly Street, as shown in Attachment 1.
- 7 B. The MLK@Holly Street Plan goals and policies, as shown in Attachment 2 to
8 this Ordinance, are hereby incorporated into the Neighborhood Plans volume of
9 the Comprehensive Plan.
- 10 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
11 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
12 Martin Luther King Jr, Way @Holly Street Residential Urban Village.
- 13 D. The Neighborhood Plans volume, MLK@Holly Street section, is hereby amended to
14 include the capital facilities and utilities inventory and analyses and transportation
15 analyses shown in Attachment 4 to this Ordinance.
- 16 E. The following maps are hereby amended to reflect the final designation and
17 boundaries of the Martin Luther King Jr, Way @Holly Street Residential Urban
18 Village, as shown in Attachment 5 to this Ordinance:
- 19 • Future Land Use Map
 - 20 • Land Use Figure 1
 - 21 • Land Use Figure A-1
- 22 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
23 Martin Luther King Jr, Way @Holly Street Residential Urban Village, as shown in
Attachment 6 to this Ordinance.

Section 2. The amendments contained in Section 1 of this ordinance constitute
an adopted neighborhood plan.

Section 3. Residential use in single-purpose residential development within
commercial zones in the Martin Luther King Jr, Way @Holly Street Residential Urban

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EEK:EEK
MLKCPORD.DOC
August 12, 1998
(Ver. 1)

1 Village, established by adoption of this ordinance, shall continue to be permitted by
2 conditional use. Further, the densities permitted for the residential use in single-purpose
3 residential structures within the Martin Luther King Jr, Way @Holly Street Residential
4 Urban Village shall be as established in SMC Subsection 23.47.009(D)(1).

5 Section 4. This ordinance shall take effect and be in force thirty (30) days from
6 and after its approval by the Mayor, but if not approved and returned by the Mayor within
7 ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
8 1.04.020.

9 Passed by the City Council the _____ day of _____, 1998, and
10 signed by me in open session in authentication of its passage this _____ day of
11 _____, 1998.

12 _____
13 President of the City Council

14 Approved by me this _____ day of _____, 1998.

15 _____
16 Paul Schell, Mayor

17 Filed by me this _____ day of _____, 19____.

18 _____
19 City Clerk

20 (SEAL)

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EEK:EEK
MLKCPORD.DOC
August 12, 1998
(Ver. 1)

LIST OF ATTACHMENTS

ATTACHMENT 1	TABLE OF CONTENTS
ATTACHMENT 2	MLK@ HOLLY STREET GOALS AND POLICIES
ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
ATTACHMENT 4	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
ATTACHMENT 5	COMPREHENSIVE PLAN MAP AMENDMENTS
ATTACHMENT 6	COMPREHENSIVE PLAN LAND USE APPENDIX B

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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Ballard Interbay Northend Manufacturing/Industrial Center

Central Area

Crown Hill/Ballard

MLK@Holly Street

University District Urban Center

Pioneer Square

Wallingford

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ATTACHMENT 2

MLK@HOLLY STREET GOALS AND POLICIES

Land Use and Housing

- Goal 1:** A neighborhood that has a broad range of land uses to respond to the diverse needs of the community and to encourage neighborhood sustainability, including residential, commercial, retail, service, cultural, and open space uses.
- Goal 2:** A balance of both single family and multi-family housing that is both for rent and owner-occupied.
- Policy 1:** Encourage well designed residential infill development to increase the housing supply.
- Policy 2:** Encourage well designed multifamily development to contribute to the development of a mixed use town center development.
- Policy 3:** Increase opportunities for homeownership by working with Holly Park Redevelopment, HomeSight, lenders, and developers.
- Policy 4:** Encourage the preservation of affordable housing resources through rehabilitation of existing single family residences.
- Policy 5:** Encourage lenders to design mortgage programs, products, and educational materials that meet the needs of a diverse neighborhood.
- Policy 6:** Encourage the development of senior housing and supportive services to allow elders to continue to live in the neighborhood.
- Policy 7:** In partnership with local, state, and federal agencies, ensure the preservation of a supply of subsidized housing units in the neighborhood.
- Policy 8:** Encourage service providers and managers to improve security and physical condition of existing transitional housing to better integrate this housing into the surrounding neighborhood.
- Goal 3:** The Sound Transit light rail station forms the heart of a transit-oriented, mixed-use town center.
- Policy 9:** Encourage a range of affordable and market rate residential uses in the upper stories of the mixed use development within short walking distance of a light rail station.
- Policy 10:** Design the light rail station as a gateway with appropriate transitions to the MLK @ Holly Street Residential Urban Village.
- Goal 4:** The MLK Residential Urban Village has a balanced system of parks, recreational facilities, and open spaces that responds to the recreational, cultural, environmental, and aesthetic needs of all segments of the neighborhood.

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- Policy 11: Coordinate with other public and private agencies, organizations, and individuals to plan, develop, operate, maintain and enhance park and recreational facilities.
- Policy 12: Ensure the highest levels of public safety in parks through partnerships with local organizations and law enforcement, defensible design, lighting, and landscaping.
- Policy 13: Encourage the development of pocket parks throughout the neighborhood in unopened rights-of-way and other surplus public property.
- Policy 14: Use the P-patch program as a means of increasing open space and neighborhood amenities.

ECONOMIC DEVELOPMENT

- Goal 5: The retail and commercial core of the MLK @ Holly Street Residential Urban Village is an attractive and vibrant area for neighborhood residents and visitors.
- Policy 15: Encourage development and redevelopment that provides a greater range of products and services to serve the neighborhood.
- Policy 16: Promote retail, restaurant and entertainment uses that are pedestrian oriented and provide a high level of street activity.
- Policy 17: Strive to develop pedestrian amenities to link commercial areas, transportation facilities, residential areas and parks.
- Goal 6: The MLK @ Holly Street has vibrant commercial areas with a diverse economic base, family wage jobs, and a variety of employment opportunities for area residents.
- Policy 18: Facilitate the establishment and development of small businesses as important contributors to the local economy through financial and technical assistance.
- Goal 7: A continuum of educational, training, skills enhancement, and placement opportunities, readily available to neighborhood residents and workers, is responsive to the changing needs of the work place locally and regionally.

TRANSPORTATION

- Goal 8: The neighborhood has a safe and efficient multi-modal transportation system which supports land use goals and adequately serve the future growth and development of the MLK @ Holly Street Residential Urban Village.
- Goal 9: Improve circulation within the existing capacity of the arterial street system to provide cost effective mobility and minimal neighborhood disruption.

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Goal 10: There are safe and convenient pedestrian and bicycle transportation alternatives to and from residential areas to parks, schools, civic buildings, and commercial and employment areas.

Policy 19: Mitigate the impact of arterial traffic on pedestrian activity and ensure the safety of pedestrians by providing pedestrian amenities along arterials.

Policy 20: Work with community to identify measures for residential streets, such as traffic circles, on-street parking, and street trees to mitigate impacts from nearby arterials.

PUBLIC SAFETY

Goal 11: A neighborhood that is and feels safe.

Policy 21: Work in partnership with the community and other agencies to identify public safety "hot spots" and appropriate courses of remedial action such as Block Watch programs, Security Lighting, Holly Park Merchants Assoc. Business Watch.

COMMUNITY BUILDING

Goal 12: Develop a clear identity of the MLK @ Holly Street Residential Urban Village that reflects the diverse cultural and ethnic mix of residents and businesses.

Policy 22: Encourage property and business owners to enhance and maintain the cleanliness and appearance of residential and commercial areas.

Goal 13: A tightly knit community where people know how to and want to get involved in community activities.

Policy 23: Improve the availability of and access to community facilities for local organizations in the MLK @ Holly Street Residential Urban Village.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L44:

Designate the following residential urban villages as shown on Land Use Figure 1, above:

...
MLK@Holly Street

G36

Achieve the following 20-year growth targets in residential urban villages:

Residential Growth

MLK Jr Way S@Holly Street 100

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ATTACHMENT 4

**CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND
TRANSPORTATION ANALYSES**

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Table 1
Inventory for Facilities and Utilities Serving
MLK @ Holly Street Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ²	SFD 28	5988 Rainier Ave.	Engine Co., Ladder Co., Medic/Aid	Seattle Fire Department
Police Station	South Precinct	2001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Dearborn Park Elementary Brighton Elementary Van Asselt Elementary Wing Luke Elementary Dunlap Elementary All 10 Middle Schools All 10 High Schools	2820 S. Orcas St. 4425 S. Holly St. 7201 Beacon Ave. S. 3701 S. Kenyon St. 8621 46th Avenue S.	325 students 325 students 475 students 350 students 350 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Holly Park Branch	6805 32nd Ave. S.	1,924 sq. ft. 1990 pop served 1,145, or .6 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	37th Avenue South Park	37th Ave. S & S Holly St.	6 ac: Lawn, play area, basketball, restroom	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Van Asselt Playground	S. Myrtle St. & Beacon Ave. S	8.8 ac: 2 Tennis courts, wading pool, play area, 2 softball fields or 1 football/soccer field	
	Othello Playground	45th Ave. S & S Othello St.	6.4 ac: Play area, meadow, picnic area, shelterhouse, landscaping	
	Brighton Playfield	39th Ave. S & S Juneau St.	13.7 ac: 1 baseball field, 1 softball field, or 1 football/soccer field, 2 tennis courts, shelterhouse, play area	
Other ⁴	Van Asselt Community Center	2820 S. Myrtle St.	>5,500 sq. ft. Social room; gym, craft room	P-Patch Program, Seattle Department
	Holly Park P-Patch	40th Ave. S & S Webster Ct.	14 plots	

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources/Comments
Electrical power	South substation	3839 4th Ave. S	288 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Southeast forecast area, which has a total capacity of 331 megawatts.
Water	About half of this village is located in the 450 pressure zone and half in the 316 pressure zone. Water supply for this village comes from the Cedar River Supply. In the 316 zone storage is provided by the Beacon Reservoir (Beacon Ave. S & S Spokane St.). In the 450 zone, supply is direct from the Cedar River pipelines. See Map for system locations.		Beacon Reservoir: 61.5 million gallons The pipe network was constructed in the early 1960s through the mid-1970s. Substantial portions of this area are served by a private system operated by the Seattle Housing Authority.	Seattle Water Department, October-November, 1996 In the 450 pressure zone, elevations range from 147-270 feet above sea level; static water pressure ranges from 78-132 pounds per square inch. In the 316 pressure zone, elevations range from 106-175 feet above sea level; static water pressure ranges from 61-91 pounds per square inch. ⁶ The minimum pressure is considered very good.
Drainage & Wastewater	This village is served by a Partially Separated system. See Map for system locations.		With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance the system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁶ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
MLK @ Holly Street Residential Urban Village

Expected 6-yr. HH Growth: 219
Expected 20-yr HH Growth: 800
Land Area: 380 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	Fire Station #28, the closest to this urban village, has an average response time of 4.55 minutes for emergency medical calls and 5.08 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within a few blocks of the village's preliminary boundary. Response times to calls within the village should be well below the station average and are expected to remain so for the next six years.
Police	None	Additional precinct space may be required.	In 1997 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Physical goals for: a) Elementary schools: 280-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase One of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> • Dunlap: Partial demolition, historic renovation, new addition • Brighton: Demolition, all new construction • Dearborn Park: Lunchroom/auditorium addition • Van Asselt: Historic renovation, modernization, new addition • Wing Luke: Lunchroom/auditorium addition Voters have not yet approved funds for this phase.
Electricity	None	A third transformer in the Creston-Nelson Substation, and a future downtown substation will add capacity in this forecast area.	Electrical demand from this village is estimated to increase by 0.5 annual average megawatts and 0.8 megawatts in a peak hour in 6 years. This village is located in City Light's Southeast forecast area. In 6 years, capacity in this forecast area will be 331 megawatts, and demand is expected to be 291 megawatts. In 20 years, capacity in this forecast area will be 493 megawatts, and demand is expected to be 343 megawatts. In both years, capacity is more than adequate to meet demand.

⁶ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth	20-year growth	
Water	None	None expected at this time.	<p>For 6-year growth demand estimate: 0.74 million gallons per day (mgd). Peak day demand estimate in 6 years: 0.97 mgd or 17% increase. Peak day demand estimate in 20 years: 1.15 mgd or 53% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁷ for
MLK @ Holly Street Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Martin Luther King Jr. Way	S Cloverdale St. - S Othello St.	Principal	Northbound	0.5	0.6
			Southbound	0.6	0.8
Martin Luther King Jr. Way	S Othello St. - S Graham St.	Principal	Northbound	0.5	0.6
			Southbound	0.7	0.8
Martin Luther King Jr. Way	S Graham St. - S Orcas St.	Principal	Northbound	0.6	0.7
			Southbound	0.7	0.9
S Myrtle St. / S Othello St.	Beacon Ave. S - M L King Jr. Way	Principal	Eastbound	0.4	0.5
			Westbound	0.3	0.3
S Othello St.	M L King Jr. Way - Rainier Ave. S	Minor	Eastbound	0.3	0.3
			Westbound	0.3	0.3
S Graham St.	Beacon Ave. S - M L King Jr. Way	Minor	Eastbound	0.3	0.3
			Westbound	0.2	0.2
S Graham St.	M L King Jr. Way - Rainier Ave. S	Minor	Eastbound	0.2	0.2
			Westbound	0.2	0.2
S Orcas St.	Beacon St. - M L King Jr. Way	Collector	Eastbound	0.2	0.2
			Westbound	0.1	0.2
S Orcas St.	M L King Jr. Way - Rainier Ave. S	Minor	Eastbound	0.2	0.2
			Westbound	0.2	0.2
Renton Ave. S	M L King Jr. Way - S Cloverdale St.	Minor	Northbound	0.6	0.6
			Southbound	0.8	1.0

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the MLK @ Holly St. residential urban village. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The capacity of a street is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial segments with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: *All arterial streets have V/C ratios below 0.8.*

Martin Luther King Jr. Way is a principal arterial running north to south through the urban village. South Myrtle St. and S. Othello St. together are a continuous principal arterial connecting the urban village to Swift Avenue S. and I-5 to the west. Martin Luther King Jr. Way and S. Graham St. are Transit Priority Network streets.

Future conditions: *The V/C ratio on Martin Luther King Jr. Way southbound between S. Orcas St. and S. Graham St. is projected to increase to 0.9. The V/C ratio on Renton Ave. S. between Martin Luther King Jr. Way and S. Cloverdale St. is projected to increase to 1.0.*

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS — *Urban Village Boundaries*

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ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

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LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	241
Denny Regrade Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Westlake Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	512	21673	23.8	NA ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
South Capitol Hill Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Dist. Urban Center Total	770	11611	15.0	NA ¹	17.8	31427	41	NA ¹	52
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus Village	359	6313	17.6	0 ³	17.6	21222	59	4800	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Sea. Center Urb. Center Total	297	3138	10.5	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban Villages ⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700 ⁵	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1839	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1854	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 ^B	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
21st Ave E @ E Madison St	145	1488	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- ¹ Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- ² Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- ³ No additional student housing growth according to UW General Physical Development Plan.
- ⁴ The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above.
- ⁵ Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- ⁶ Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Phyllis _____

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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City of Seattle

ORDINANCE NO. 119298

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the MLK/Holly Street Neighborhood Plan.

1005
City of

WHEREAS, on July 26, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28506, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, the organizing committee of stakeholders from the Martin Luther King Jr. Way & Holly Street Residential Urban Village was formed in 1993, for the purpose of preparing a plan for the Martin Luther King Jr. Way & Holly Street Residential Urban Village as designated in the Seattle Comprehensive Plan; and

WHEREAS, this organizing committee conducted extensive outreach to stakeholders and adjacent communities in order to establish planning priorities; and

WHEREAS, stakeholders in this community formed a planning committee which worked with City staff and consultants to develop the MLK & Holly Street Residential Urban Village plan with specific recommendations; and

WHEREAS, a community-wide validation process was conducted to fulfill the stakeholders and neighboring areas with the proposed plan and ascertain support for it; and

WHEREAS, the MLK & Holly Street Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the City's environmental review requirement under SEPA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental Impact Statement on August 6, 1998; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and subsequently amended, is hereby amended as follows:

A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby amended to add MLK/Holly Street, as shown in Attachment 14.

B. The MLK/Holly Street Plan goals and policies, as shown in Attachment 2* to this Ordinance, are hereby incorporated into the Neighborhood Plans volume of the Comprehensive Plan.

C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3* to this Ordinance to confirm the designation and growth targets for the Martin Luther King Jr. Way & Holly Street Residential Urban Village.

D. The Neighborhood Plans volume, MLK/Holly Street - section, is hereby amended to include the capital facilities and utilities inventory and analyses and transportation analyses shown in Attachment 4* to this Ordinance.

E. The following maps are hereby amended to reflect the final designation and boundaries of the Martin Luther King Jr. Way & Holly Street Residential Urban Village, as shown in Attachment 5* to this Ordinance:

• Future Land Use Map;

• Land Use Figure 1;

• Land Use Figure A-1.

A new land use figure, containing a large scale urban village boundary map, as shown in Attachment 6* to this Ordinance is hereby added.

F. Land Use Appendix B is hereby amended to reflect the final growth targets for the Martin Luther King Jr. Way & Holly Street Residential Urban Village, as shown in Attachment 8* to this Ordinance.

*See City Clerk for all attachments.

SECTION 2. The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan.

SECTION 3. Residential use in single-purpose, residential, development within commercial zones in the Martin Luther King Jr. Way & Holly Street Residential Urban Village, established by adoption of this ordinance, shall continue to be permitted by conditional use. Further, the Seattle permitted for the residential use in single-purpose residential structures within the Martin Luther King Jr. Way & Holly Street Residential Urban Village shall be established in SMC Subsection 23.47.009(D)(1).

SECTION 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 14th day of December, 1998, and signed by me in open session in authentication of its passage this 12th day of December, 1998.

SUE DONALESON

President of the City Council.

Approved by me this 21st day of December, 1998.

PAUL SCHELL

Mayor.

Filed by me this 21st day of December, 1998.

(Seal) ERIN DANFELD

Acting City Clerk.

Publication ordered by JUDITH PIPPIN, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, December 30, 1998. 1230(100562)

WASHINGTON - KING COUNTY

—SS.

No. FULL ORDINAN

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORD 119298

was published on

12/30/98

The amount of the fee charged for the foregoing publication is the sum of \$, which amount has been paid in full.

Subscribed and sworn to before me on

12/30/98

Notary Public for the State of Washington,
residing in Seattle

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